



**TOWN OF  
NORTH CASTLE  
CONSERVATION  
BOARD**

17 BEDFORD ROAD  
ARMONK, NY 10504  
TEL: 914 273 0346  
FAX: 914 273 3554  
[www.northcastleny.com](http://www.northcastleny.com)

**WORK SESSION MEETING OF THE NORTH CASTLE  
CONSERVATION BOARD  
TOWN HALL ANNEX- UPSTAIRS MEETING ROOM  
17 BEDFORD ROAD  
THURSDAY, DECEMBER 8, 2022  
5:00 P.M.**

**Corrected**

**PRESENT:** Andy Block; Jane Black, Co-Chair; George Drapeau III; Vincent Giordano; Erin Nenadich; Susan Roth, Kellard Sessions Consulting.

**NOT PRESENT:** Adam Barnett; Craig Benedict; John Krupa, Co-Chairman; Nora Manuele.

**1700 Old Orchard Street** – Susan Roth gave the Board a copy of a report that was given to her from the applicant who represents 1700 Old Orchard Street. Vincent Giordano asked if this is the plan that the applicant is using. Mr. Giordano showed the 1,700 sq. ft. of restoration area to the Board. Ms. Black asked where the buffer line on the plan is located. Ms. Roth said she and David Sessions, Kellard Sessions Consulting, went to the site and augured many locations on the site. Mr. Giordano said there is a pipe on the site that John Krupa took photos of at the site walk that he and Mr. Krupa had attended as they could not attend the group site walk. Ms. Black said the applicant said they would like to extend the pipe to a drainage area. Mr. Block asked what the wetland is. Ms. Roth said it is a drainage natural depression area. She said she looked at historic maps that show scoured areas. Mr. Giordano explained the differentials of the property and how the water flows.

Ms. Roth said that the New York State Department of Protection (NYSDEP) issued a violation because of runoff from the site. Ms. Black said there were two site walks done. She said at the site walk she attended; the applicant said they have stabilized the area, will remove the contaminated fill (C & D), extending the existing pipe to a drainage swale and planting a meadow mix. She said the applicant argued that this area is not a wetland. She said the applicant seemed to want to do as little as possible. Ms. Roth said they will be re-grading the site. Mr. Block said he is in favor of reducing the cost of for this site due to the fact that they have a wonderful facility. He said the site should be stabilized and possibly allow the site to not return to the exact way it was to reduce expenses for the applicant. Ms. Roth said the town code states that drainageways are considered a wetland. This area will not return to the way it looked for many years as there is a lot of sand on the site. Ms. Roth said that John Kellard, Kellard Sessions Consulting, recommended removing the pipe from the site. She said the flat depression on the site is partially concrete and water collects in this area. She said the town code identifies wetlands by plants or soils. Mr. Giordano asked if this area had been violated.

Town of North Castle  
Conservation Board  
Work Session Minutes  
December 8, 2023

**1700 Old Orchard Street- continued**

She said yes, probably. Mr. Giordano asked where the 12 truck loads of fill was brought onto the site. Ms. Black said the applicant said that the fill was brought in where the fence is located. Ms. Roth suggested planting within the buffers and return it to a wetland. Ms. Black said the NYSDEP wants the owner to restore the existing wall. Ms. Black and Mr. Block asked about the existing pipe. Ms. Roth said that Mr. Kellard said the owner never had a permit for the pipe so it should be removed. Mr. Giordano said instead of a swale and capturing water; a weir could be constructed with a retention basin and let it travel and add a pollinator garden. He suggested placing boulders to provide a boundary for demarcation. Ms. Roth said yes, this would be a bonus. Mr. Block said yes, the boulders and trees would be a great benefit. Ms. Nenadich said the applicant said they are getting rid of the farm. Ms. Black said the fill will be removed from the property. Mr. Giordano suggested planting deciduous trees. He suggested contacting Mr. Benedict for his expertise. Mr. Block said yes, this is an impediment. Mr. Giordano said the area should re-establish in 10 to 20 years. Ms. Roth said there used to be a well house in an area shown on the plan. She said the scour is parallel to the wetland. Mr. Giordano said the runoff is scouring it up. Ms. Roth said yes, plantings can alleviate this issue. Ms. Black said our former Chairman, John Fava, always suggesting the use of rip-rap. Ms. Roth said she was unsure of the response of the NYSDEP. Ms. Nenadich asked if her and Mr. Block's concern on cost could be determined in the final suggestions to the applicant. Ms. Roth said the planting plan is not onerous. Ms. Black said yes, and the applicant said they would like to only removed the contaminated fill. Mr. Giordano said a system that would retain the water is fairly inexpensive. Ms. Nenadich asked if the contaminated fill would remain. Ms. Roth said no, the contaminated fill would be removed. Mr. Giordano referred to a successful project similar to this located on Hunter Drive. Ms. Roth said we need to ask the representative to submit a mitigation plan that includes a rain garden retention basin, moving the trees uphill, adding rocks or boulders, pollinator garden, planting plan, removing the contaminated fill and re-grading. Ms. Roth said they have received an endorsement for the removal of fill and grading from the Planning Board. Ms. Black said yes, we are recreating a wetland, and planting trees on the swale. Mr. Giordano suggested letting the daylighted drain remain and engineer a weir to store 2 to 3 feet of runoff. Ms. Black said the representative was looking for our guidance. Ms. Roth said she could draft a memo and will send it to the Board for approval. She said she will have John Kellard look at the draft memo first. Ms. Black said it seems to be stabilized and grass has started to grow. Mr. Giordano asked when the applicant can start planting. Ms. Roth said the plants should be planted in June. Mr. Giordano said the hay bales have grass growing on them and this is a good sign. Ms. Black said yes, we can urge the applicant to move the project along once it starts. Mr. Block said he appreciated the planning of this meeting. Mr. Drapeau said he thought that the exposed pipe could be used. Ms. Roth said yes. Ms. Roth said maple trees can be planted as they like to have their "toes wet". Ms. Nenadich said they are removing the animals and will have a flat area. She was concerned about the owners removing the existing fence. Discussion about tree species/fruit trees ensued.